

FACTSHEET

TITLE: **PRELIMINARY PLAT NO. 00027, STEVENS CREEK POINTE**, requested by Brian D. Carstens and Associates on behalf of Gerry and Dianne Krieser, for seven lots, with requests to waive sidewalks, street trees, street lighting, landscape screens and block length, on property generally located at North 134th and Adams Streets.

STAFF RECOMMENDATION: Conditional approval.

ASSOCIATED REQUESTS: Special Permit No. 1883, Stevens Creek Pointe Community Unit Plan (01R-25) and County Special Permit No. 185.

SPONSOR: Planning Department

BOARD/COMMITTEE: Planning Commission
Public Hearing: 12/13/00
Administrative Action: 12/13/00

RECOMMENDATION: Conditional approval (8-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Steward and Bayer voting 'yes'; Krieser declaring a conflict of interest).

FINDINGS OF FACT:

1. This preliminary plat and the associated community unit plan (County Special Permit No. 185 and City Special Permit No. 1883) were heard at the same time before the Planning Commission.
2. These applications are in split jurisdiction of the City and County and will require approval by both the Lancaster County Board of Commissioners and the Lincoln City Council.
3. The Planning staff recommendation of conditional approval is based upon the "Analysis" as set forth on p.7, concluding that this is a low density development that generally matches the character of the area and is in conformance with the zoning. No bonus is requested and the same number of 20+ acre lots could be created by right.
4. The applicant's testimony is found on p.10.
5. There was no testimony in opposition; however, the record consists of one letter in opposition to "any growth in this area at this point in time. Development should occur between 84th and 98th Streets first. No development should be done in the area until the location of the East bypass has been determined." (See p.030).
6. On December 13, 2000, the Planning Commission voted 8-0 to recommend approval of the Planning staff recommendation of conditional approval, as set forth in the staff report dated November 30, 2000 (Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Steward and Bayer voting 'yes'; Krieser declaring a conflict of interest).
7. On December 14, 2000, a letter reflecting the action of the Planning Commission and the conditions of approval was mailed to the applicant (pp.2-4).
8. The Site Specific conditions of approval required to be completed prior to scheduling this item on the City Council agenda (p.8) have been submitted by the applicant and approved by the reviewing departments.
9. This application is scheduled for public hearing before the Lancaster County Board of Commissioners on January 30, 2001.

FACTSHEET PREPARED BY: Jean L. Walker

REVIEWED BY: _____

REFERENCE NUMBER: FS\CC\FSP00027

DATE: January 22, 2001

DATE: January 22, 2001

December 14, 2000

Brian Carstens & Assoc.
2935 Pine Lake Rd., Ste. H
Lincoln NE 68516

Re: Preliminary Plat No. 00027
STEVENS CREEK POINTE

Dear Mr. Carstens:

At its regular meeting on Wednesday, **December 13, 2000**, the Lincoln-Lancaster County Planning Commission granted approval to your preliminary subdivision, **Stevens Creek Pointe** located in the general vicinity of **134th & Adams**, subject to the following conditions:

Site Specific:

1. After the subdivider completes the following instructions and submits the documents and plans to the Planning Department office, the preliminary plat will be scheduled on the City Council and County Board's agenda: (NOTE: These documents and plans are required by ordinance or design standards.)
 - 1.1 Revise the preliminary plat to show;
 - 1.1.1 A corrected project area on the vicinity map
 - 1.1.2 Culvert hydraulics
 - 1.1.3 Minimum finish floor elevations for Lots 1,2,and 3, Block 3 that are one foot above the flood elevation.
 - 1.1.4 Permanent easements for culverts that extend beyond the 60 foot Outlot.
 - 1.1.5 Label cul-de-sac at the end of Steven's Pointe Road as "A temporary turnaround".
 - 1.1.6 Remove the words "and CUP" from the Planning Commission approval certificates.
2. The City Council approves the following:
 - 2.1 Exceptions to the Subdivision Ordinance;
 - Section 26.27.020 to waive sidewalks,
 - Section 26.27.090 to waive street trees,
 - Section 26.27.070 to waive street lighting,
 - Section 26.27.080 to waive landscape screens.
 - 2.2 A modification to Section 26.23.130 to exceed block length along the north, south, east and west side of the subdivision.

2.3 Special Permit #1883.

3. The County Board approves:

3.1 County Special Permit #185.

3.2 An exception to the Subdivision Resolution to waive sidewalks.

3.3 A modification to Section 4.07 to exceed block length along the north , south, east and west side of the subdivision.

General:

4. Final Plats will be scheduled on the Planning Commission agenda after:

4.1 Streets, sidewalks, public water distribution system, public wastewater collection system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been waived, completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.

4.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

4.2.1 To submit to the Director of Public Works an erosion control plan.

4.2.2 To protect the remaining trees on the site during construction and development.

4.2.3 To pay all improvement costs.

4.2.4 To submit to lot buyers and home builders a copy of the soil analysis.

4.2.5 To complete the private improvements shown on the preliminary plat and community unit plan.

4.2.6 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.

4.2.7 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

The findings of the Planning Commission will be submitted to the City Council for their review and action. You will be notified by letter if the Council does not concur with the conditions listed above.

You may appeal the findings of the Planning Commission to the City Council by filing a notice of appeal with the City Clerk. The appeal is to be filed within 14 days following the action by the Planning Commission. You have authority to proceed with the plans and specifications for the installation of the required improvements after the City Council has approved the preliminary plat. If you choose to construct any or all of the required improvements prior to the City's approval and acceptance of the final plat, please contact the Director of Public Works before proceeding with the preparation of the engineering plans and specifications. If the required minimum improvements are not installed prior to the City Council approving and accepting any final plat, a bond or an approved Agreement of Escrow of Security Fund is required.

The approved preliminary plat is effective for only ten (10) years from the date of the City Council's approval. If a final plat is submitted five (5) years or more after the effective date of the preliminary plat, the City may require that a new preliminary plat be submitted. A new preliminary plat may be required if the subdivision ordinance or the design standards have been amended.

You should submit an ownership certificate indicating the record owner of the property included within the boundaries of the final plat when submitting a final plat.

The Subdivision Ordinance requires that there be no liens of taxes against the land being final platted and that all special assessment installment payments be current. When you submit a final plat you will be given forms to be signed by the County Treasurer verifying that there are no liens of taxes and by the City Treasurer verifying that the special assessment installment payments are current.

Sincerely,

Russell J. Bayer, Chair
City-County Planning Commission

cc: Gerry and Dianne Krieser, 7540 San Mateo Lane, Lincoln NE 68516
Public Works - Dennis Bartels
LES
Alltel Communications Co.
Cablevision
Fire Department
Police Department
Health Department
Parks and Recreation
Urban Development
Lincoln Public Schools
County Engineers
City Clerk
File (2)

LINCOLN CITY/LANCASTER COUNTY PLANNING DEPARTMENT
COMBINED STAFF REPORT

P.A.S.#: Stevens Creek Pointe
Special Permit #1883, Community Unit Plan
County Special Permit #185, Community Unit Plan
Preliminary Plat #00027

Date: November 30, 2000

Note: This is a combined staff report for related items. This report contains a single background and analysis section for all items. However, there are separate conditions provided for each individual application.

PROPOSAL: Brian D. Carstens, on behalf of Gerry and Dianne Krieser, has applied for a Special Permit and Preliminary Plat for a 7 lot Community Unit Plan generally located at N.134th Street and Adams Street.

Requested waivers:

1. Section 26.27.020 and 5.02 Sidewalks
2. Section 26.27.090 Street trees
3. Section 26.27.070 Street lighting
4. Section 26.27.080 Landscape screens.
5. Section 26.23.130 and 4.07 Block length

GENERAL INFORMATION:

CONTACT: Brian D. Carstens
Brian D. Carstens and Associates
2935 Pine Lake Road, Suite H
Lincoln, NE 68516
(402) 474 - 2424

DEVELOPER: Gerry A. Krieser
7540 San Mateo Lane
Lincoln, NE 68516
(402) 420-9963

OWNER: Gerry A. and Dianne Krieser
7540 San Mateo Lane
Lincoln, NE 68516
(402) 420-9963

LOCATION: N. 134th Street and Adams.

LEGAL DESCRIPTION: The N ½ of the SE 1/4 and Lot 33 I. T., all located in the Southeast Quarter of Section 6, Township 10 North, Range 8 East of the 6th P. M., Lancaster County, Nebraska.

EXISTING ZONING: AG Agriculture

SIZE: 147.733 acres, more or less

EXISTING LAND USE: Farming.

SURROUNDING LAND USE AND ZONING: Agriculture, zoned AG on all sides. LES Transmission line on the west boundary and diagonally across the southern portion of this property. LES substation to the south. One single family residence abutting at the southwest corner and two single family residences to the northeast.

COMPREHENSIVE PLAN SPECIFICATIONS: IN CONFORMANCE. The 1994 Lincoln/ Lancaster County Comprehensive Plan shows this as Agricultural, clustering is permitted in the Agriculture District.

HISTORY: Changed from AA Rural and Public Use to AG Agriculture zoning in the 1979 zoning update.

SPECIFIC INFORMATION:

DESCRIPTION OF PROPERTY: The property is farm land.

UTILITIES & SERVICES:

- A. **Sanitary Sewer:** Individual waste water systems are proposed. Lagoons will be permitted if percolation does not allow sub-surface fields.
- B. **Water:** Cass County Rural Water is proposed.
- C. **Roads:** Adams and N.134th are gravel county roads. The closest paving is 148th Street, on mile east or Holdrege Street one mile south.
- D. **Parks and Trails:** There are no Parks or trails in the area.
- E. **Public Service:** This area is served by the Waverly Rural Fire District, the station is located in Waverly, approximately 4 miles north. This is in the Norris Public Power District.
- F. **Schools:** This is in the Waverly Public School District.

ENVIRONMENTAL CONCERNS: There are no historic resources identified in this parcel. There is no mapped FEMA 100 year flood plain. There are two treed waterways. The lot layout avoids these resources. The soil rating is 4.7 on a range of 1 to 10 where 1 to 4 are prime agriculture land. This is good, but not prime, ag land. Soils rated 5,2 and 8 are in the outlots for farming and soils with ratings of 1,5,6 and 7 are within the lots. Thus the soil rating pattern is evenly distributed throughout the proposal.

REGIONAL ISSUES: City growth and development of Stevens Creek. The East Middle beltway corridor option goes along the west edge of this site. The LES transmission corridor goes along the western edge of this property. The Stevens Creek Basin Planning Initiative Study is currently underway.

ALTERNATIVE USES: Agriculture and seven dwelling units on twenty acre parcels.

ANALYSIS:

1. This is a request for a Preliminary Plat and Community Unit Plan for 7 single family, acreage size, residential lots. The applicant is proposing a private, gravel, internal street, Cass County rural water service, individual waste disposal and three outlots, one for the road, one for future access to the south and one for continued farming. No bonus is being requested.
2. The applicant is requesting waiver of sidewalks, street trees, street lights, landscape screens and block length. These requests are reasonable as this reflects the rural nature of the area, has lots over one acre in size, will not be annexed at this time, and complies with all considerations of Section 26.27.
3. The applicant is requesting a modification of block length along the north, south, east and west boundary of the application. This reflects the retention of farm land and the LES line and beltway corridor to the west.
4. The County Engineer letter of November 27th notes the following;
 - 1) Minimum finish floor elevations shall be shown for Lots 1,2,and 3, Block 3 allowing for the 100 year flood.
 - 2) Culvert hydraulics shall be shown.
 - 3) Permanent easements shall be added for culverts that extend beyond the 60 feet Outlot.
 - 4) The project area shown on the vicinity map is incorrect.
5. This is adjacent to the east of the EM-1 beltway corridor. No agency has declared a corridor protection zone or moratorium for development in the beltway corridor. Though this is an important element for consideration, it does not, by itself, merit denial or deferral. The proposed lots are 1,167' or more from the possible corridor location identified to this point.
6. This is in split jurisdiction of the City and County and will require approval by both.

CONCLUSION:

This is a low density development that generally matches the character of the area and is in conformance with the zoning. No bonus is requested and the same number of 20+ acre lots could be created by right.

STAFF RECOMMENDATION:

County Special Permit #185	Approval with conditions
Special Permit #1883	Approval with conditions.
Preliminary Plat #00027	Approval with conditions

PRELIMINARY PLAT #00027

Approval with the following conditions.

CONDITIONS:

Site Specific:

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 - 1.1 Revise the preliminary plat to show;
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 - 1.1.4 Permanent easements for culverts that extend beyond the 60 foot Outlot.
 - 1.1.5 Label cul-de-sac at the end of Steven's Pointe Road as "A temporary turnaround".
 - 1.1.6 Remove the words "and CUP" from the Planning Commission approval certificates.
2. The City Council approves the following:
 - 2.1 Exceptions to the Subdivision Ordinance;
Section 26.27.020 to waive sidewalks,
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3. The County Board approves:
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General:

4. Final Plats will be scheduled on the Planning Commission agenda after:
 - 4.1 Streets, sidewalks, public water distribution system, public wastewater collection

system, drainage facilities, ornamental street lights, landscape screens, street trees, temporary turnarounds and barricades, and street name signs have been waived, completed or the subdivider has submitted a bond or an approved escrow of security agreement to guarantee their completion.

4.2 The subdivider has signed an agreement that binds the subdivider, its successors and assigns:

- 4.2.1 To submit to the Director of Public Works an erosion control plan.
- 4.2.2 To protect the remaining trees on the site during construction and development.
- 4.2.3 To pay all improvement costs.
- 4.2.4 To submit to lot buyers and home builders a copy of the soil analysis.
- 4.2.5 To complete the private improvements shown on the preliminary plat and community unit plan.
- 4.2.6 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
- 4.2.7 To comply with the provisions of the Land Subdivision Ordinance regarding land preparation.

Prepared by:

Michael DeKalb, AICP
Planning Department

**SPECIAL PERMIT NO. 1883
and
COUNTY SPECIAL PERMIT NO. 185,
STEVENS CREEK POINTE COMMUNITY UNIT PLAN,
and
PRELIMINARY PLAT NO. 00027,
STEVENS CREEK POINTE,**

PUBLIC HEARING BEFORE PLANNING COMMISSION:

December 13, 2000

Members present: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Steward and Bayer; Krieser declared a conflict of interest.

Planning staff recommendation: Conditional approval.

These applications were removed from the Consent Agenda and scheduled for separate public hearing due to a letter received in opposition.

Mike DeKalb of Planning staff submitted a letter from Corey Grading objecting to any additional growth in this area at this time. No development should be done in the area until the location of the east bypass is determined.

Proponents

1. Brian Carstens appeared on behalf of the applicants, **Gerry and Dianne Krieser**. This is an AG community unit plan with seven 3-acre plus lots, with gravel roads on a private roadway; rural water will provide potable water supply; individual septic on each lot; one of the main corridors adjacent is an existing large LES overhead line which will be about 1250' from this development. There is a major ridgeline plus there is a large tree mass in the drainageway. The applicants are requesting the standard waivers in AG zoning subdivisions.

Carlson inquired how many lots could be developed by right without the CUP. Carstens responded that it would be seven. They are not requesting the 20% bonus. Carlson suggested then that the net effect of the community unit plan would be to move all the lots away from the Beltway. Carstens concurred.

There was no testimony in opposition.

Public hearing was closed.

SPECIAL PERMIT NO. 1883

STEVENS CREEK POINTE COMMUNITY UNIT PLAN

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Schwinn moved to approve the Planning staff recommendation of conditional approval, seconded by Newman and carried 8-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Steward and Bayer voting 'yes'; Krieser declaring a conflict of interest.

COUNTY SPECIAL PERMIT NO. 185

STEVENS CREEK POINTE COMMUNITY UNIT PLAN

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Schwinn moved to approve the Planning staff recommendation of conditional approval, seconded by Duvall and carried 8-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Steward and Bayer voting 'yes'; Krieser declaring a conflict of interest.

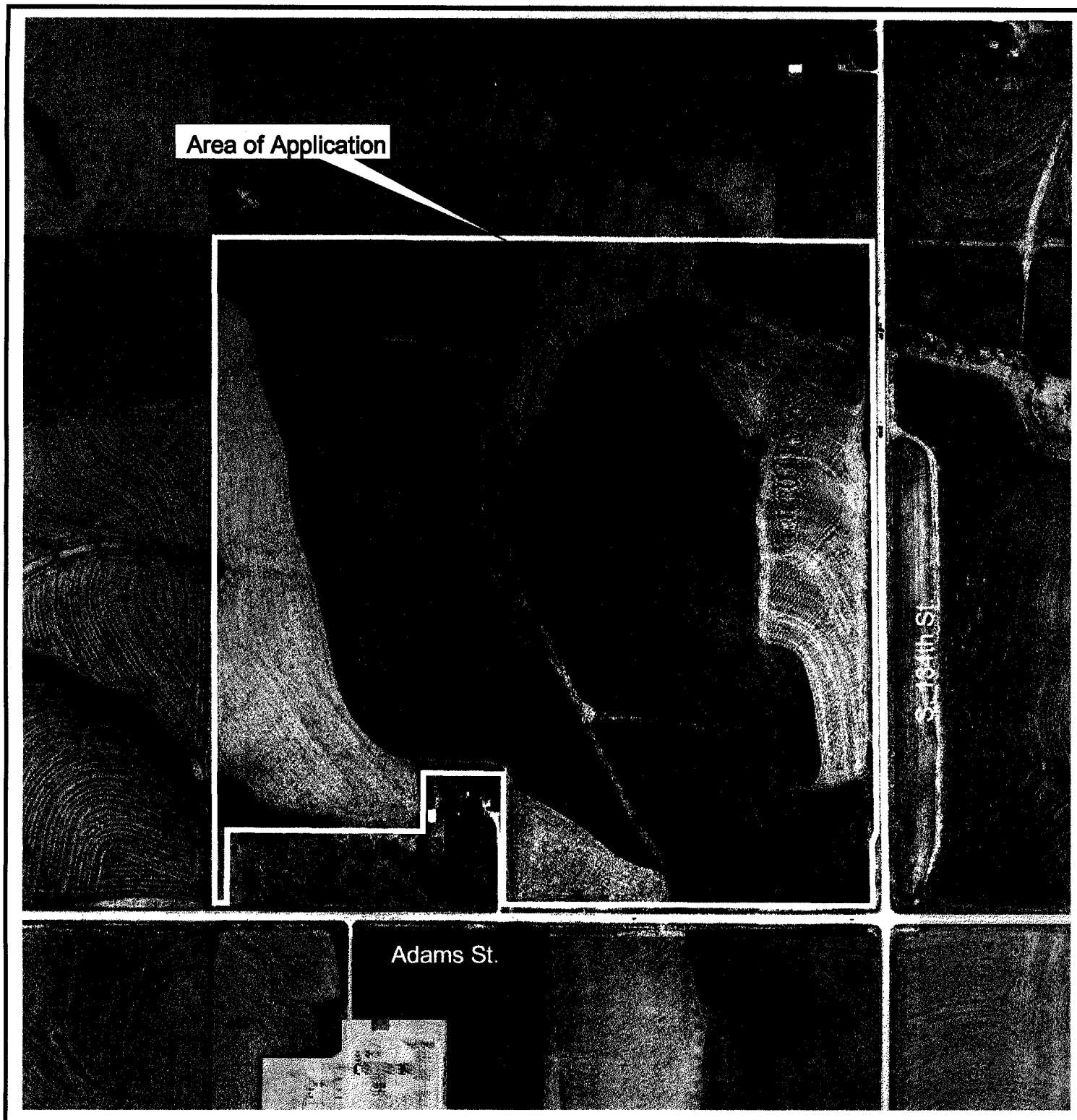
PRELIMINARY PLAT NO. 00027

STEVENS CREEK POINTE

ADMINISTRATIVE ACTION BY PLANNING COMMISSION:

December 13, 2000

Schwinn moved to approve the Planning staff recommendation of conditional approval, seconded by Hunter and carried 8-0: Taylor, Schwinn, Hunter, Newman, Duvall, Carlson, Steward and Bayer voting 'yes'; Krieser declaring a conflict of interest.



Preliminary Plat #00027
Special Permit #1883
Co. Special Permit #185
Steven Creek Pointe

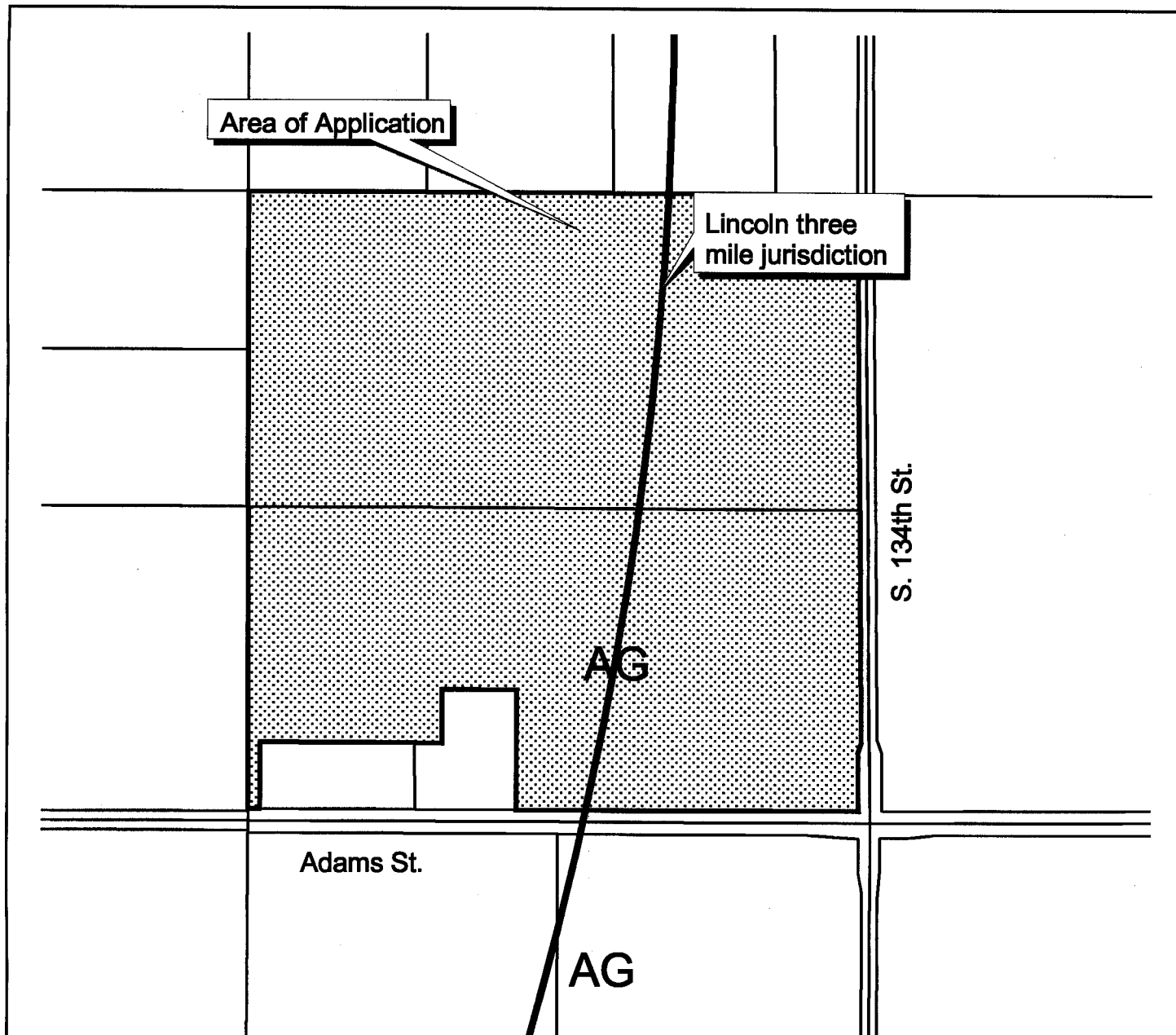


Sheet 1 of 6

Date: Nov. 30-00

Photograph Date: 1997 **012**

Lincoln City - Lancaster County Planning Dept.



Preliminary Plat #00027
Special Permit #1883
Co. Special Permit #185
Steven Creek Pointe

Zoning:

R-1 to R-8	Residential District
AG	Agricultural District
AGR	Agricultural Residential District
R-C	Residential Conservation District
O-1	Office District
O-2	Suburban Office District
O-3	Office Park District
R-T	Residential Transition District
B-1	Local Business District
B-2	Planned Neighborhood Business District
B-3	Commercial District
B-4	Lincoln Center Business District
B-5	Planned Regional Business District
H-1	Interstate Commercial District
H-2	Highway Business District
H-3	Highway Commercial District
H-4	General Commercial District
I-1	Industrial District
I-2	Industrial Park District
I-3	Employment Center District
P	Public Use District

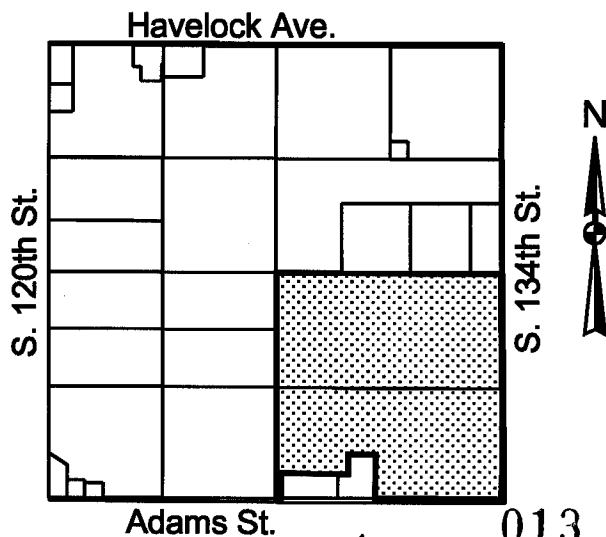
One Square Mile
 Sec. 8 T10N R8E



Zoning Jurisdiction Lines



City Limit Jurisdiction

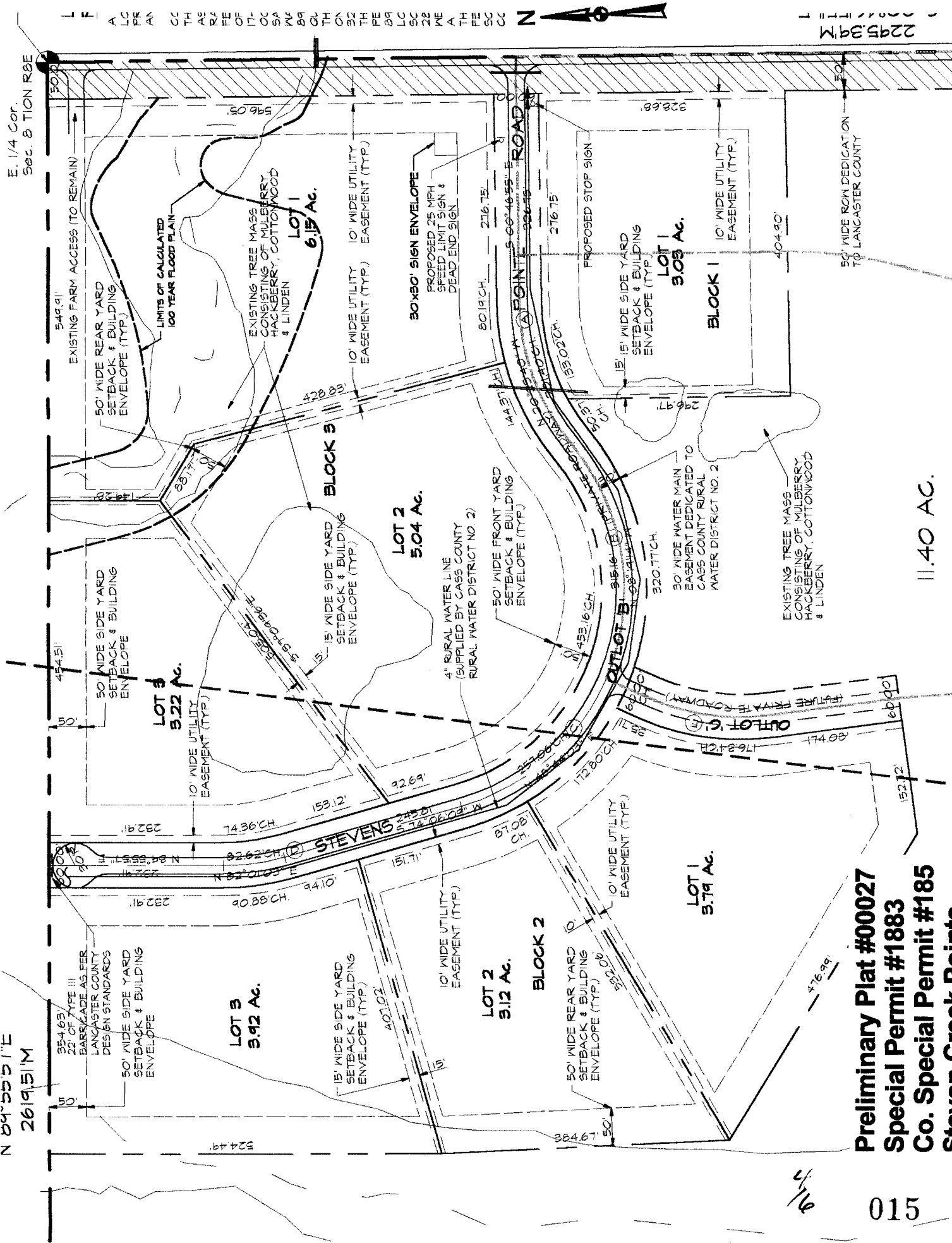


Sheet 2 of 6
 Date: 11-30-00

Lincoln City - Lancaster County Planning Dept.

N 84°55'51"E
2619.51'M

E. 1/4 Cor.
Sec. 8 TION R8E



**Preliminary Plat #00027
Special Permit #1883
Co. Special Permit #185
Steven Creek Pointe**

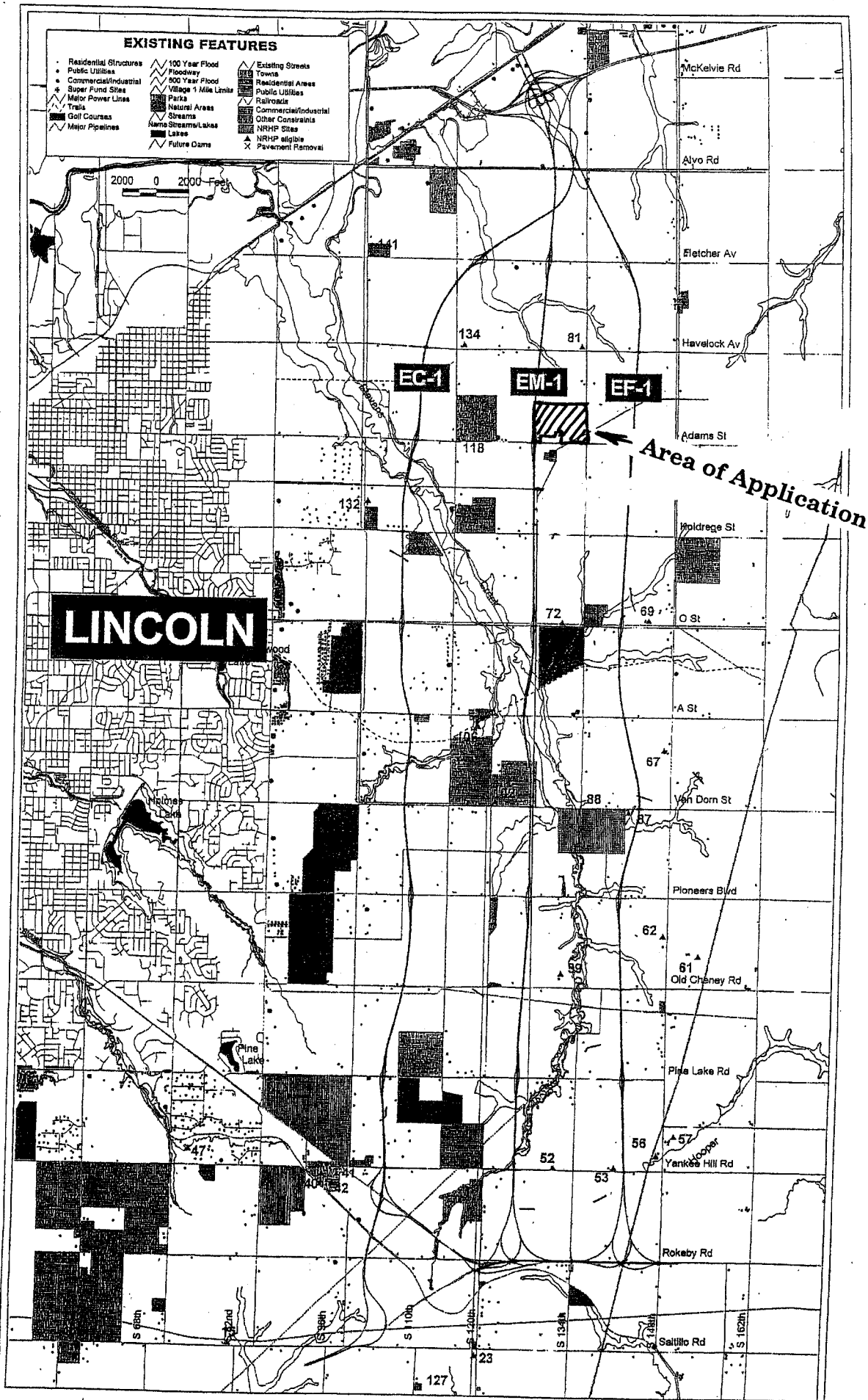
GENERAL NOTES



1. THIS PRELIMINARY PLAT/ C.U.P. CONTAINS 147.73 ACRES MORE OR LESS.
2. THIS PRELIMINARY PLAT/C.U.P. PERMITS 7 SINGLE FAMILY LOTS AND 2 OUTLOTS. EACH LOT SHALL CONTAIN A MAXIMUM OF ONE SINGLE FAMILY RESIDENCE AND OUT BUILDINGS, ALL LOCATED WITHIN THE BUILDING ENVELOPES AS SHOWN AND/ OR NOTED.
3. THE CURRENT ZONING IS 'AG' & THE PROPOSED ZONING IS 'AG' WITH C.U.P.
4. THE MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35 FEET, AS PER 'AG' ZONING.
5. THE DEVELOPER / OR OWNER RESERVES THE RIGHT TO BUILD ANYWHERE WITHIN THE BUILDING ENVELOPES SHOWN.
6. THE DEVELOPER PROPOSES THE USE OF CASS COUNTY RURAL WATER FOR POTABLE WATER SUPPLY.
7. THE DEVELOPER PROPOSES THE USE OF INDIVIDUAL WASTE WATER SYSTEMS. IF PERCOLATION TEST DO NOT PERMIT SUB SURFACE FIELDS, LAGOONS SHALL BE INSTALLED. WASTE WATER SYSTEMS SHALL BE APPROVED BY THE LANCASTER COUNTY HEALTH DEPARTMENT.
8. THE DEVELOPER SHALL CONSTRUCT AND SURFACE THE PRIVATE ROADWAY WITH 3" OF CRUSHED ROCK AND 1" OF GRAVEL IN ACCORDANCE WITH THE LANCASTER COUNTY STANDARDS. THE COUNTY SHALL BE NOTIFIED PRIOR TO THE LAYING OF THE GRAVEL. ALL SURFACING RADII AT INTERSECTIONS SHALL BE 30 FEET.
9. DEVELOPER SHALL INSTALL STREET IDENTIFICATION SIGNS, ONE 25 MPH SPEED LIMIT SIGN, ONE DEAD END SIGN AND ONE STOP SIGN JUST WEST OF N. 134TH STREET ON STEVENS POINTE ROAD.
10. ONLY ONE SUBDIVISION GROUND SIGN SHALL BE PERMITTED FOR THIS DEVELOPMENT.
11. ALL CURVILINEAR DIMENSIONS ARE CHORD LENGTHS.
12. COMMON AND PUBLIC ACCESS EASEMENTS ARE HEREBY GRANTED OVER THE PRIVATE ROADWAY SHOWN.
13. DIRECT VEHICULAR ACCESS TO N. 134TH STREET IS HEREBY RELINQUISHED EXCEPT TO STEVENS POINTE ROAD (OUTLOT 'B') AND ONE EXISTING FARM ACCESS. DIRECT VEHICULAR ACCESS TO ADAMS STREET IS HEREBY RELINQUISHED EXCEPT FOR THREE EXISTING FARM ACCESSSES.
14. ALL TOPOGRAPHIC CONTOURS ARE AT NAVD 88 DATUM.
15. ONLY ONE ACCESS SHALL BE PERMITTED PER EACH LOT.
16. THE FOLLOWING WAIVERS ARE APPROVED WITH THIS PRELIMINARY PLAT NO. 00027 AND CITY SPECIAL PERMIT 1883 & COUNTY SPECIAL PERMIT 185: SIDEWALKS, STREET TREES, STREET LIGHTING, LANDSCAPE SCREENING AND BLOCK LENGTH.

RECEIVED

5/6 016



LINCOLN SOUTH
AND EAST
BELTWAYS STUDY



**EAST BELTWAY CORRIDOR
NRHP ELIGIBLE SITES**

6/6 017

CASS COUNTY RURAL WATER DISTRICT NO 2

PO BOX 195
108 SOUTH 4TH STREET
ELMWOOD, NEBRASKA 68349

Phone 402/994-2555; Cellular 430-9680

Fax 402/994-2550

Manager: Bob West

Clerk: Faye Berry

BOARD OF DIRECTORS

Jerry Delhay, Chairman - 2003

Dennis Nielsen, Secretary - 2001

Dave Erickson, Treasurer - 2003

Dean Douglas - 2002

Mark Roland - 2002

Merle Schroeder - 2003

Dave Stock - 2001

August 25, 2000

TO WHOM IT MAY CONCERN

Re: SE 1/4 Section 8-10-8, 134th and Adams Street

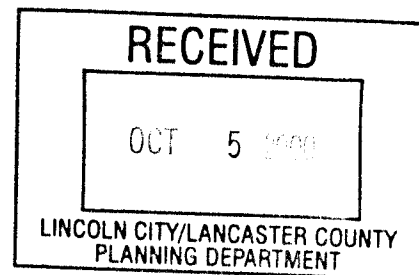
This is to inform you that we have water available to be used for seven (7) lots at this location.

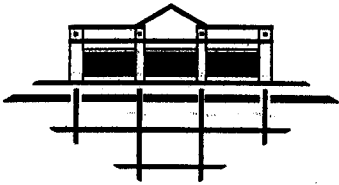
If you have any questions, please feel free to contact us.

Sincerely,



Faye K. Berry
Clerk





BRIAN D. CARSTENS AND ASSOCIATES
LAND PLANNING RESIDENTIAL & COMMERCIAL DESIGN
2935 Pine Lake Road, Suite H Lincoln, NE 68516 Phone: 402.434.2424

November 13, 2000

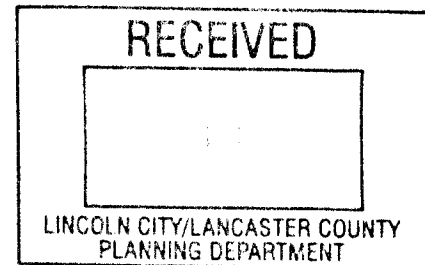
Ms. Kathleen A. Sellman, AICP
Director of Planning
City of Lincoln/ Lancaster County
555 South 10th Street
Lincoln, NE 68508

RE: STEVENS CREEK POINTE- PRELIMINARY PLAT #00027 SPECIAL PERMIT #1883
AND COUNTY SPECIAL PERMIT #185

Dear Kathleen,

We are in receipt of your letter dated November 7, and we have made the following changes and/ or have the following comments;

1. The block numbers have been added, as well as the lots have been renumbered.
2. Derek Beenblossom has signed the surveyors certificate.
3. The requested waivers have been listed on the plans.
4. The note about wells has been revised.
5. The Council approval block has been revised.
6. The vicinity map has been revised.
7. The street profile names have been revised.
8. Lyle Loth of ESP has completed a drainage study and we have added the information to the plans.
9. We have submitted the density calculations.
- 10.1 We have shown the dedication of 50' of ROW along North 134th Street.
- 10.2 We wish to keep all the existing farm access points as requested. They are necessary to allow for farming and maintenance. They can be relinquished in the future, with urbanization. The access on proposed Lot 1, Block 3 is required, as the tributary to Stevens Creek can not be crossed to reach the 1.5 acre parcel on the north side of the creek.
- 10.3 The street name has been revised.
- 10.4 The roadways have been revised to show gravel. They will be constructed to Lancaster County specifications.



Page 2

- 10.5 We have revised the roadways to gravel. See note 10.4 above.
- 10.6 The vicinity map has been revised.
- 10.7 The temporary turnaround and barricades has been noted on the plans as requested.
- 10.8 A drainage plan has been prepared by Lyle Loth of ESP.
- 10.9 A hydraulic study has been prepared by Lyle Loth of ESP to determine the 100 year flood plain on the three lots adjacent to the creek.
- 10.10 A general note allowing only one access per lot has been added to the plans.
- 11. No response required.
- 12. We are still waiting for a response from Public Works. We will address their comments at the time of the Planning Commission.
- 13. No response required.
- 14. We are still waiting for a response from Building & Safety. We will address their comments at the time of the Planning Commission.
- 15. The side yard setbacks have been noted on the plans.
- 16. We have revised the setback notation along the north side of Lot 3, Block 2 and Lot 3, Block 3.

We agree to all of the standard requirements of the Subdivision Ordinance.

Please contact me if you have any further questions or comments.

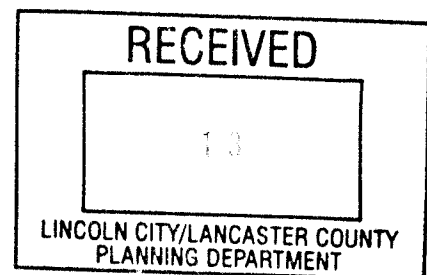
Sincerely,



Brian D. Carstens

cc. Gerry and Dianne Krieser
Lyle Loth - ESP

ENCLOSURES: 16 Copies of Sheet 1 of 3
8 Copies of Sheets 2 and 3 of 3
8-1/2" x 11" reductions of the plans for the agenda





November 7, 2000

Mr. Brian D. Carstens
Brian D. Carstens and Associates
2935 Pine Lake Road, Suite H
Lincoln, NE 68516

RE: Stevens Creek Point, Preliminary Plat #00027, Special Permit #1883 and
County Special Permit #185

Dear Brian:

Your preliminary plat has been reviewed by the county staff, the city staff and other agencies involved in land subdivision. The review found the plans will need revisions to bring them into compliance with the regulations. Please note that these responses refer to all submittals. Those revisions include:

1. The Block numbers must be shown, (blocks are separated by the private roadway) and renumber the lots.
2. The surveyors certificate must be signed.
3. List the requested waivers in the general notes.
4. The reference to wells in note #6 should be clarified since rural water is proposed.
5. The Council approval block must include the resolution # space.
6. The vicinity map is in the wrong section.
7. The street profiles show a street called N 129th which does not exist on the plan.
8. A drainage study must be submitted to the satisfaction of the City and County Engineer.
9. Show or supply the density calculations for the proposal.
10. The County Engineer notes in his memo of October 12th;

021



1. Dedication of 50' ROW along North 134th Street.
2. Access to North 134th Street shall be relinquished except through Stevens Creek Pointe Road. The existing farm access shown to remain on Lot 1 shall be removed.
3. Street name will have to be changed, does not fit on street ID sign.
4. Roadways shall be constructed to Lancaster County standards. Density tests shall be performed by the developer and witnessed by an inspector of the County Engineering Department.
5. Asphalt paving shall be type SP1 with performance graded binder (64-22) and 0.5 inch gradation bands. Density tests and laydown operations shall be witnessed by an inspector of the County Engineering Department.
6. The vicinity map on Sheet 1 is incorrect.
7. The temporary turnaround shall have a 30 foot radius and Type III barricades shall be 22 feet long.
8. A drainage plan shall be submitted.
9. A hydraulic study shall be done to determine the 100 year flood water elevation on Lots 1,2,and 3.
10. Only one access per lot shall be permitted.
11. The Lincoln-Lancaster County Health Department notes:

There are a variety of soils in this area, most may not yield passing percolation rates for septic systems. If percolation tests fail, engineered sewage treatment or lagoons will be required.
12. Public Works has not responded, when a report is received a copy will be forwarded to you.
13. Your request for waivers to street lights, street trees, sidewalk, and landscape screening meets the standards for a waiver since the lots are over one acre in size and will not be annexed to the city at this time. This would also recognize the rural nature of the plat. The request to waive block length reflects the preservation of the outlot for farming, and conservation and the power line and beltway study corridor along the west.
14. Comments from Building and Safety have not been received. When a report is

received it will be forwarded to you.

15. Indicate the typical width of side yards.
16. The yard along the north side of Lots 3 and 4 is a side yard.

In addition you should be aware of the following general requirements:

1. You must complete, or post a surety to guarantee the completion of, the public streets, private roadway improvements, sidewalks, sanitary sewer system, water system, drainage facilities, land preparation and grading, street lights, landscaping screens, street trees, temporary turnaround and barricades, and street name signs, at your own expense, in conformance with adopted design standards and within the time period specified in the Land Subdivision Ordinance.
2. You must agree:
 - 2.1 To submit to the Director of Public Works a plan showing proposed measures to control sedimentation and erosion and the proposed method to temporarily stabilize all graded land for approval.
 - 2.2 To complete all the private improvements shown on the preliminary plat.
 - 2.3 To maintain the outlots and private improvements on a permanent and continuous basis. However, the subdivider may be relieved and discharged of this maintenance obligation upon creating in writing a permanent and continuous association of property owners who would be responsible for said permanent and continuous maintenance. The subdivider shall not be relieved of such maintenance obligation until the document or documents creating said property owners association have been reviewed and approved by the City Attorney and filed of record with the Register of Deeds.
 - 2.4 To submit to the lot buyers and homebuilders a copy of the soil analysis and groundwater report.
 - 2.5 To pay all improvement costs.
 - 2.6 To comply with the Land Preparation and Grading requirements of the Land Subdivision Ordinance.

All deviations from the Land Subdivision Ordinance and the adopted Design Standards must be set forth, reasons given for each deviation, reasons given on how the proposal meets the intent of the Land Subdivision Ordinance and why the deviation should be

accepted must be submitted with the revised preliminary plat. Refer to Section 26.15.030(d) of the Lincoln Municipal Code.

The next step in the review process requires a written response from you indicating agreement or disagreement (including a list of waivers) with each of the preceding revisions and general requirements. The revised preliminary plat and accompanying documents must be submitted 5 Mondays before the Planning Commission hearing.

Following the review of the revised plans and your response to the issues, I will re-evaluate your proposed preliminary plat for compliance with code requirements and design standards.

Please find attached reports from other departments who reviewed your plans.

Mike DeKalb will gladly assist you in processing this plan and you may contact him at 441-6370.

Sincerely,

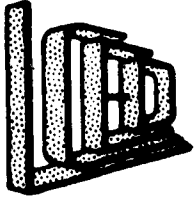
Kay Hill FOR

Kathleen A. Sellman, AICP
Director of Planning

Attachments

cc: Gerry and Diane Krieser
7540 San Mateo Lane
Lincoln, NE 68516

City Engineer
County Engineer
Norris Public Power
Lincoln Electric System
Alltel
City-County Health Department
Building & Safety
File
PAS



Lancaster

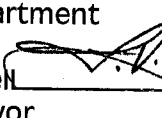
County

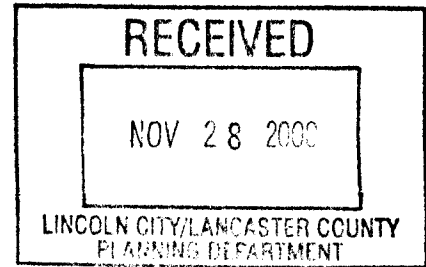
Engineering

Department

DON R. THOMAS - COUNTY ENGINEER

DEPUTY- LARRY V. WORRELL
COUNTY SURVEYOR

DATE: November 27, 2000
TO: Mike DeKalb
Planning Department
FROM: Larry V. Worrell 
County Surveyor
SUBJECT: STEVENS CREEK POINTE CUP



This office has reviewed subject development and would offer the following comments:

- 1) Minimum finish floor elevations shall be shown for Lots 1, 2, and 3, Block 3 allowing for the 100 year flood.
- 2) Culvert hydraulics shall be shown.
- 3) Permanent easements shall be added for culverts that extend beyond the 60 feet outlot.
- 4) The project area shown on the vicinity map is incorrect.

LVW/rln

E:\StevensCreekPointeCUP.wpd

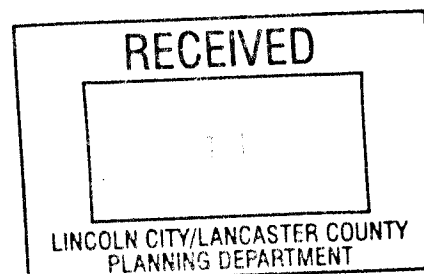
025

DENSITY CALCUALTION FOR STEVENS CREEK POINTE	
CITY JURISDICTION	COUNTY JURISDICTION
89.42 AC.	60.42 AC.
x 0.055	/ 20.0 AC.
4.9181	3.02 AC.

4 LOTS

3 LOTS

TOTAL = 7 LOTS



Stevens Creek Pointe

11/12/100

Page 1

HYDROGRAPH REPORT

RECORD NUMBER : 1
TYPE : COMPUTED FLOOD
DESCRIPTION : OFFSITE AREA-100 YR

[HYDROGRAPH INFORMATION]

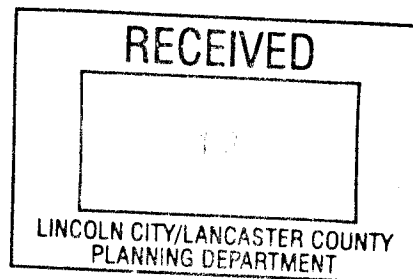
Peak Discharge..... = 887.98 (cfs) *Q₁₀₀*
Volume..... = 114.43 (acft)
Multiplication factor..... = 1.00

[UNIT HYDROGRAPH INFORMATION]

Unit hydrograph #..... = 1
Unit hydrograph type..... = TRIANGULAR UH
Peak Discharge..... = 491.58 (cfs)
Shape Factor..... = 484.00

[BASIN DESCRIPTION]

Watershed Area..... = 312.00 (ac)
Curve Number..... = 80



HYDROGRAPH REPORT

RECORD NUMBER : 1
TYPE : COMPUTED FLOOD
DESCRIPTION : OFFSITE AREA-100 YR

[TIME CONCENTRATION -- TR-55]

SHEET FLOW

Manning's Roughness Coef. (n)..... = 0.02000
Flow Length (L)..... = 300.00 (ft)
2-yr 24-hr Rainfall (R)..... = 3.00 (in)
Land Slope (S)..... = 0.02000
Travel Time of Sheet Flow..... = 4.86 (min)

SHALLOW FLOW

K_Coef (surface description) (K)..... = 1.50000
Watercourse Slope (S)..... = 0.02100
Velocity (V)..... = 2.17 (ft/s)
Flow Length (L)..... = 5000.00 (ft)
Travel Time of Shallow Flow..... = 38.34 (min)

CHANNEL FLOW

Hydraulic Radius (R)..... = 0.00 (ft)
Channel Slope (S)..... = 0.00000
Manning's Roughness Coef. (n)..... = 0.20000
Channel Velocity (V)..... = 0.00 (ft/s)
Flow Length (L)..... = 0.00 (ft)
Travel Time of Shallow Flow..... = 0.00 (min)

TIME OF CONCENTRATION

Time of Concentration..... = 43.20 (min)

[RAINFALL DESCRIPTION]

Distribution Type..... = SCS II
Total Precipitation..... = 6.69 (in)
Return Period..... = 100 (yr)
Storm Duration..... = 24.00 (hr)

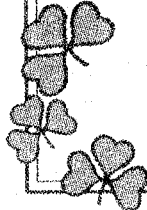
MEMO TO: Mike DeKalb **DATE:** Oct 13, 2000

DEPARTMENT: Planning **FROM:** John E. Miner, REHS

ATTENTION: **DEPARTMENT:** Health

CARBONS TO: Administration **SUBJECT:** Stevens Creek Pointe
EH File C.U.P.

(p.01 - Consent Agenda - 12/13/00)



Corey Grading, Inc.
P. O. Box 29197
Lincoln, Nebraska 68529
402-432-5167

December 10, 2000

To: Lancaster County Planning Commission
555 S. 10th Street Suite 213
Lincoln NE 68508

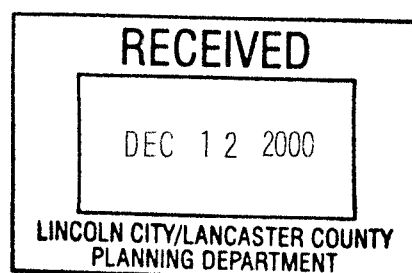
Re: Proposed development by Brian Carstens in behalf of Gary & Diane Krieser
Preliminary Plat #00027
County Special Permits #185 and #1883
North 134th & Holdrege Streets, Stevens Creek Pointe
¼ quarter lot 33it, Section Q8, TN 10N-RAE Lancaster County

I am objecting to any growth in this area at this point in time. Development should occur between 84th and 98th Streets first. No development should be done in the area until the location of the East bypass has been determined.

Thank you.



Jerry L. Corey, Sr.
President, Corey Grading, Inc.
11800 Adams Street
Lincoln NE 68527



"We shape the earth"

